







2 Cuckoo Walk

Trowbridge BA14 7GG

A well presented, double fronted, detached family home situated on the West Ashton side of town, tucked away to close parkland, Biss Meadow and countryside. The spacious interior arranged over three floors features entrance hall, cloakroom, triple aspect living room with patio doors onto garden, dual aspect kitchen/dining room with integrated appliances, utility room, cloakroom, four DOUBLE bedroom and large single bedroom, two en suite shower rooms and family bathroom to top floor bedrooms. Additional benefits include UPVC double glazing, gas central heating system, good sized garden with south facing aspect, garage and driveway providing off road parking. Viewing is highly recommended.

Offers Over £387,000







ACCOMMODATION
All measurements are approximate

Entrance Hall
Obscured double glazed door to the front. Stairs to the first floor. Wood effect flooring. Doors off and into:

Living Room
19'2 x 9'9 (5.84m x 2.97m)
UPVC double glazed windows to the front and side. Two radiators. UPVC double glazed French doors to the rear.

Kitchen/Dining Room
19'2 x 9'4 max (5.84m x 2.84m max)
UPVC double glazed windows to the front and rear. Radiator. Range of modern wall, base and drawer units with rolled top work surfaces and tiled splash-backs. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric double oven and four-ring gas hob with extractor hood over. Plumbing for dishwasher. Integrated fridge/freezer. Wood effect flooring. Space for table. Door to the:

Utility Room
5'6 x 5'3 (1.68m x 1.6m)
Double glazed door to the rear. Radiator. Base mounted units with rolled top work surface and tiled splash-backs. Stainless steel single sink drainer unit with mixer tap. Wall mounted boiler. Wood effect flooring. Extractor fan. Door to understairs storage cupboard.

Cloakroom
Radiator. Two piece white suite with part tiled surrounds comprising pedestal wash hand basin and dual flush w/c. Wood effect flooring. Extractor fan.

FIRST FLOOR

Landing
Stairs to the second floor. Doors off.

Bedroom One
19'2 x 9'8 (5.84m x 2.95m)
UPVC double glazed windows to the front, rear and side. Two radiators. Door to the:

En Suite Shower Room
Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising large shower cubicle with mains shower over and sliding door enclosing, pedestal wash hand basin and dual flush w/c. Vinyl flooring. Extractor fan. Shaving point.

Bedroom Two
19'2 x 8'6 (5.84m x 2.59m)
UPVC double glazed windows to the front and rear. Radiator. Door to the:

En Suite Shower Room
Obscured UPVC double glazed window to the front. Radiator. Three piece white suite with part tiled surrounds comprising large shower cubicle with mains shower over and bi-fold doors enclosing, pedestal wash hand basin and dual flush w/c. Vinyl flooring. Extractor fan. Shaving point.

SECOND FLOOR

Landing
Doors off and into: airing cupboard.

Bedroom Three
19'2 x 11'8 max (5.84m x 3.56m max)
UPVC double glazed windows to the front and rear. Radiator.

Bedroom Four
13'5 x 9'9 max (4.09m x 2.97m max)
UPVC double glazed window to the rear. Radiator.

Bedroom Five
8'7 x 8'3 max (2.62m x 2.51m max)
UPVC double glazed window to the front. Radiator.

Family Bathroom
Obscured UPVC double glazed window to the front. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, pedestal wash hand basin and dual flush w/c. Vinyl flooring. Extractor fan. Shaving point.

EXTERNALLY

To The Front & Side
Path to the front door with storm porch over and entrance lights. Areas laid to lawn enclosed by post and rail fencing.

To The Rear
Good sized enclosed, walled garden with south facing aspect comprising paved patio area to the immediate rear and area laid to lawn. Paved pathway leading to side pedestrian access to garage and driveway. Outside tap and light. All enclosed by fencing and walling.

Garage
16'8 x 8'7 (5.08m x 2.62m)
Up and over door to the front. Power and lighting. Eaves storage.

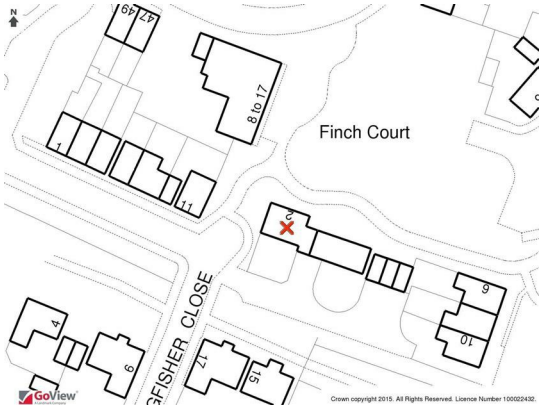




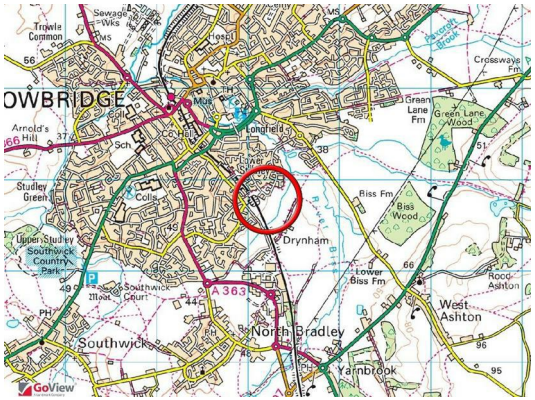


Tenure **Freehold**
Council Tax Band **E**
EPC Rating **C**









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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.